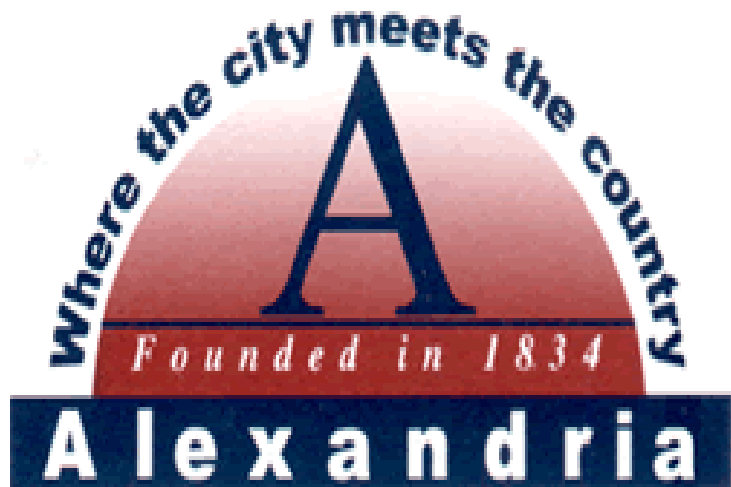


FINAL DRAFT

City of Alexandria

C o m p r e h e n s i v e
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Alexandria Vision Statement

Alexandria is a city committed to preserving its historical past without losing sight of where the city should and will be headed in the future. While surrounded by rural landscapes, Alexandria's location in Northern Kentucky insures that residents benefit from nearby big city amenities while enjoying the quality of life of a well-planned, close knit community. The continued success and controlled growth of the city will be achieved with ongoing quality leadership and the cooperation of all citizens. In this way, Alexandria will remain "where the city meets the country".



CHAPTER ONE

Kentucky Planning and Zoning Statutes (KRS 100) require that the Planning Commission of each planning unit prepare a Comprehensive Plan. This plan serves as a guide for public and private actions and decisions in order to assure the development of various land uses in the most appropriate relationships. A principle element of the Comprehensive Plan is the establishment of a statement of goals and objectives. This chapter of the plan serves as a guide for the preparation of the remaining elements of the plan. In addition, the goals and objectives provide the planning commission and its staff with the direction necessary to prepare a plan that accurately represents the wishes of the community.

The following statement of goals and objectives is intended to provide direct guidance for decisions made by the planning commission and city council as related to future physical development of the city's planning area. These statements are presented in two levels of specificity. Goals are very broad and abstract ideals that the community desires. Objectives are more specific and concrete concepts which, when achieved, contribute to goal attainment. KRS 100.193 requires the planning commission to adopt the goals and objectives and to submit them to the legislative bodies of each governmental unit included in the planning area for their adoption. The City of Alexandria Planning Commission and Alexandria City Council adopted the following goals and objectives as follows:

Planning Commission: 1/20/04
Alexandria City Council: 2/5/04



Goals & Objectives

OVERALL GOAL:

Promote a sustainable natural and man-made environment that balances environmental protection and preservation with the physical, social and economic needs of the population for the long-term benefit of both.

ENVIRONMENT

GOAL: To protect and enhance the quality of the natural environment while permitting appropriate development on suitable lands. Also, to promote the most efficient and reasonable use of the area's physical resources by ensuring that short-term use of our environment will be to the long-range benefit of all.

OBJECTIVES:

1. Require appropriate drainage facilities for all new development in order to avoid flooding, erosion and additional post-development runoff.
2. Ensure the reduction of soil erosion by requiring appropriate erosion and sediment control measures during construction.
3. Minimize air, water, soil, light and noise pollution by encouraging the preservation of open spaces, green areas and requiring adequate landscape buffers and berms. When appropriate, request the dedication of park areas.
4. Develop a planting manual and list of suitable street trees for Alexandria and encourage their use where appropriate.
5. Ensure appropriate handling and treatment of water, sewage and solid waste.
6. Require all developers to identify and map developmentally sensitive areas, or lands containing wetlands, steep topography and scenic areas during the site planning process. Minimum standards shall be established for the creation of open space/greenway corridors and the preservation and restoration of these areas.

7. Encourage conservation through the reduction, reuse, recycling and composting of solid waste.
8. Recognize federal, state, and local regulation of the environment.

ECONOMIC DEVELOPMENT

GOAL: To encourage and promote the development of a stable and diversified economic base that fosters employment opportunities for all citizens of the City of Alexandria.

OBJECTIVES:

1. Adopt an economic development strategy to increase economic diversity and create better employment opportunities in order to ensure that the city is a vital part of a strong local and regional economy.
2. Participate in regional economic efforts and encourage recruitment of non-polluting, self-supported and diversified industry in designated areas when adequate infrastructure is available.
3. Encourage the development of aesthetic entrances to the City of Alexandria in order to promote economic development.
4. Capitalize on the area located within the Old Town District by fostering small businesses, encouraging the continuation of investment in the area, and the creation of additional parking opportunities.
5. Promote the development of a pedestrian friendly atmosphere within the City of Alexandria by requiring the maintenance of existing walkways, benches and green spaces and requiring these amenities in all new development where appropriate.



Goals & Objectives

6. Encourage small business development, entrepreneurship and growth by providing adequate areas for commercial development and professional offices, and encouraging support services and technical assistance for small businesses.
7. Facilitate condensed, high quality commercial development by discouraging sprawl created by linear shopping areas.
8. Enhance the City of Alexandria as a tourist destination through the promotion of the Alexandria Fair and Horse Show and the cultivation of tourist attractions.
9. Encourage the development of tourist related facilities such as lodging, restaurants and entertainment facilities.
10. Encourage reinvestment in the community.

HISTORIC PRESERVATION

GOAL: To recognize and preserve the historic and cultural resources of the City of Alexandria.

OBJECTIVES:

1. Encourage the identification, maintenance and protection of all significant historic buildings, structures, fences, archeological resources and other features through education and where appropriate designation of local historic districts and places.
2. Support the efforts of local organizations such as the Campbell County Historical Society and Kentucky Heritage Council to inform residents and visitors of the unique historic and cultural features of the community through promotional and interpretive activities.
3. Encourage efforts to preserve the heritage of the city as a crossroads community.
4. Promote the City of Alexandria as a regional historic attraction through the revitalization and the preservation of the historic features of Alexandria's Old Town District.

HOUSING

GOAL: Promote decent, safe and sanitary housing for the citizens of Alexandria in existing and new development.

OBJECTIVES:

1. Encourage the development of single-family residential neighborhoods while allowing limited multi-family residential neighborhoods in appropriate places.
2. Encourage property owners to maintain and rehabilitate (when necessary) the community's existing housing stock and neighborhoods while preserving structures of architectural significance.
3. Adopt and enforce city policies and applicable regulations to address littered lots, substandard and dilapidated structures to improve the utility and appearance of such structures and lots.
4. Encourage and support efforts to construct and maintain affordable housing for elderly, handicapped and other disadvantaged persons in areas where there is convenient access to recreation, commercial activity and other services.
5. Encourage development of retirement community housing and assisted living facilities with appropriate services for the elderly.
6. Encourage quality and diversity of design by developing subdivisions and housing which is compatible with existing land uses, transportation patterns, and the spatial arrangement of existing housing and neighborhoods while avoiding "cookie-cutter" subdivisions.
7. Promote residential development with amenities, such as aesthetically pleasing, decorative street lighting, sidewalks, green space and recreational facilities such as golf courses, ball fields, tennis courts and swimming pools.
8. Provide for the fair, equal and uniform enforcement of building codes.



Goals & Objectives

COMMUNITY FACILITIES AND SERVICES

GOAL: *To ensure that adequate community facilities and services are available and provided in an efficient manner to conserve human and natural resources.*

OBJECTIVES:

1. Coordinate the rehabilitation, development and expansion of community facilities with land development activities by requiring, at the time of development, infrastructure sufficient to accommodate projected growth.
2. Encourage inter-local and regional cooperation and coordination in the provision of regional community services.
3. Adopt creative ways of funding the expansion and improvement of public services and facilities in order to ensure that costs are fairly distributed. Cooperative funding agreements between the private and public sectors shall be encouraged to fund future utility extensions.
4. Seek a balanced approach between annual increases in revenue and annual improvements for all services and facilities.
5. Encourage an overall combination of land uses (residential, commercial, industrial, public, etc.) that yields a balance between the public revenues generated from those uses and the public expenditures required to support those uses.
6. Ensure adequate water, sewer, solid waste services and other utilities are provided in an efficient, safe and environmentally sound manner.
7. Encourage the extension of natural gas in all areas.
8. Require the dedication of easements and rights-of-way to meet future infrastructure needs when development or redevelopment occurs.
9. Redevelop and encourage the extension of existing sidewalks and alternative pedestrian systems to create linkages between existing and proposed developments.

Goals & Objectives

10. Require developers to conduct impact studies where existing infrastructure, services and the public school system are not adequate. Developers shall be encouraged to phase construction to ensure that the provisions of these available services are adequate to support their developments.
11. Require developers to provide adequate facilities such as sidewalks, proper drainage, utilities and landscaping in new developments. Encourage innovative street lighting in all new developments.
12. Encourage efficient public safety services including police, fire and ambulance by coordinating the addressing of all new development during subdivision review.
13. Maintain the low crime rate of the city through education, enforcement and other social programs.
14. Encourage and support affordable local health facilities, nursing homes and child care establishments.
15. Encourage the elimination of overhead utilities in the Old Town District of Alexandria and new developments.
16. The City of Alexandria, while recognizing the need to provide essential utilities to its citizens, shall require that all proposed cellular towers, antennas and other wireless facilities (wireless facilities) be developed in a manner which retains the integrity of neighborhoods and the overall character, property values and aesthetic quality of life of the community at large. Future development policies for the location of wireless facilities within the city shall:
 - a. Ensure that wireless facilities are constructed in practical locations by allowing facilities that minimize the impact to residential neighborhoods,
 - b. Minimize the number of wireless facilities by requiring the use of existing structures and co-location when feasible,
 - c. Ensure that there is a minimal impact upon the visual environment by requiring adequate screening and/or aesthetically pleasing design,



Goals & Objectives

- d. Protect the public health, safety and welfare by requiring that the wireless facilities are adequately secured and encouraging the timely maintenance of the structures. In addition, require provisions for the removal of abandoned facilities.

TRANSPORTATION

GOAL: To develop and maintain an accessible, safe and efficient multi-modal transportation system that effectively addresses regional and local development patterns.

OBJECTIVES:

1. Promote the coordination between local, county and regional jurisdictions for transportation improvements.
2. Minimize air quality impacts from existing transportation systems and proposed improvements.
3. Provide a balanced multi-modal transportation system by increasing public transit opportunities and encouraging citizens to walk or bicycle whenever possible by providing safe sidewalks, street crossings, bike paths and other alternatives to vehicular transportation.
4. Study and implement ways to improve traffic flow in the commercial areas and along all streets within the City of Alexandria.
5. Encourage the provision of additional parking within Old Town Alexandria with appropriate locational signage.
6. Require all developers to provide adequate off street parking, rights-of-way and paved travel surfaces that meet city specifications.
7. Limit the number of direct access points along arterial streets by encouraging the use of frontage roads and other access management techniques.
8. Highway commercial uses shall be in close proximity to highway interchanges for maximum convenience and economy to the travelling public, while minimizing the

impact to the community in terms of traffic congestion, local commuting patterns and access.

9. Encourage new residential developments to provide interconnections between sections of their developments and with adjacent developments to promote safe and easy transportation access and a sense of neighborhood interaction. Street extensions shall be developed where needed and feasible. The interior street system shall also coordinate with and continue the evolving multi-modal transportation system (pedestrian, bicycle facilities and mass transit stops).

LAND USE

GOAL: To designate adequate land uses in appropriate locations that encourage quality design while minimizing the adverse impacts of development.

OBJECTIVES:

1. Promote development patterns that follow guidelines for planned growth, respect urban service areas, and frame development with open space.
2. Identify, establish and maintain open space and greenway corridors to enhance the natural environment, increase linkages between various recreational opportunities and protect environmentally sensitive areas.
3. Provide guidelines for residential development that stresses flexibility and creativity in neighborhood design, focuses on neighborhood character, landscaped streets, open spaces, the human scale and walkability.
4. View development issues in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged, but only in appropriately planned and designed neighborhood developments.
5. Balance developmental needs with the preservation and protection of the city's existing assets and character.



Goals & Objectives

6. Prohibit development in physically restrictive areas.
7. Require adequate preventive measures to minimize environmental degradation during construction in all areas.
8. Require quality development and land use through fair, equal, and uniform review processes, land use designations, subdivision regulations and other activities relating to planning.
9. Keep existing infrastructure efficient by promoting restoration and redevelopment of property already in commercial areas. New commercial, multi-family housing and other high-density land uses should be near similar existing uses.
10. Promote aesthetically pleasing commercial development with appropriate access, signage and landscaping.
11. Encourage effective site placement, architectural and landscape design for commercial and industrial uses to facilitate aesthetically pleasing developments while eliminating adverse impacts to adjacent land uses. Nuisances such as smoke, dust, noise, light and odor shall be kept at a minimum. Site development and enforcement of such nuisances shall be carefully coordinated and require the necessary approvals of other regulatory agencies.
12. Revise and enforce sign regulations that enhance the natural environment and minimize visual clutter.
13. Encourage coordination and cooperation between the planning commission and various other government entities.